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2313857010

Doc# 2313857010 Fee \$88.00

RHSP FEE:69.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/18/2023 11:43 AM PG: 1 OF 6

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, THAT THE GRANTOR,

JOYCE E. CHELBERG, as Successor Trustee of the BRUCE S. CHELBERG 1993 TRUST dated May 27, 1993, of the County of Cook and State of Illinois,

for and in consideration of the sum of One Dollar (\$1.00), in hand paid, and other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEY AND WARRANT:

an undivided 1/2 interest unto JOYCE E. CHELBERG, as Trustee of the JOYCE E. CHELBERG 1993 TRUST dated May 27, 1993 (and in case of the death, absence of said Trustee or her inability or refusal to act, then unto KIMBERLY ANN CHELBERG DEVITT, DAVID MICHAEL CHELBERG, and STEPHEN EDWARD CHELBERG as successors in trust, with like powers, duties and authorities as are hereby vested in said Trustee),

in the following described real estate, commonly known as:

130 North Garland Court, Unit 1607, Chicago, Illinois 60602

and legally described as:

SEE ATTACHED EXHIBIT A


P.I.N.: 17-10-309-015-1085 and 17-10-309-015-1722

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

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1. Full power and authority is hereby granted to said Trustee:
 - (a) To contract to sell, to grant options to purchase, to sell on any terms, and to convey either with or without consideration.
 - (b) To donate, to dedicate, to mortgage, pledge or otherwise encumber said property.
 - (c) To lease said property, or any part thereof, from time to time, by leases to commence in the present or in the future.
 - (d) To renew or extend leases upon any terms and for any period or periods of time, and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter.
 - (e) To partition or to exchange said property, or any part thereof, for other real or personal property.
 - (f) To grant easements or charges of any kind.
 - (g) To release, convey or assign any right, title or interest in or about said premises.
 - (h) To improve, manage, protect and subdivide said real estate or any part thereof.
 - (i) To dedicate parks, streets, highways or alleys.
 - (j) To vacate any subdivision or part thereof.
 - (k) To deal with said property and every part thereof, without limitation by reason of the enumeration thereof, in all other ways and for such other considerations as it would be lawful for any person owning the same to deal therewith, whether similar to or different from the ways above specified, at any time or times hereafter.

2. It is the express intention of this instrument to vest in the said trustee the entire legal and equitable title in fee, in and to all the premises above described.

REAL ESTATE TRANSFER TAX		18-May-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-10-309-015-1085 | 20230501623792 | 0-204-802-768

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		18-May-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00

17-10-309-015-1085 | 20230501623792 | 0-371-002-064

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Dated: April 3, 2023.

Joyce E. Chelberg
JOYCE E. CHELBERG, Successor Trustee
of the BRUCE S. CHELBERG 1993
TRUST

The foregoing transfer of title/conveyance is hereby accepted by JOYCE E. CHELBERG of Chicago, Illinois as Trustee under the provisions of the JOYCE E. CHELBERG 1993 TRUST as dated May 27, 1993 as to an undivided 1/2 interest.

Joyce E. Chelberg
JOYCE E. CHELBERG, Trustee of the
JOYCE E. CHELBERG 1993 TRUST

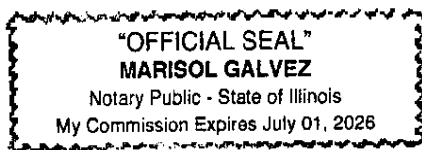
STATE OF ILLINOIS

)
SS.

COOK COUNTY

I, the undersigned, a Notary Public, in and for said County and State aforesaid, **DO HEREBY CERTIFY THAT JOYCE E. CHELBERG** who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the purposes therein set forth.

Given under my hand and Notarial Seal on this 3rd day of April, 2023.



Marcia L. Mueller
Notary Public

Future Taxes to:

Joyce E. Chelberg, Trustee
130 N. Garland Court, Apt. #5601
Chicago, Illinois 60602

Prepared By and Return to:

Marcia L. Mueller
Hinshaw & Culbertson LLP
100 Park Avenue
P.O. Box 1389
Rockford, IL 61105
815-490-4900

AFFIX TRANSFER TAX STAMP OR	
"Exempt under provisions of Paragraph (e)" Section 31-45, Real Estate Transfer Act.	
4/3/2023 Date	<u>Marcia L. Mueller</u> Buyer, Seller or Representative

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1607 AND PARKING SPACE UNIT 7-113 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED S826-6 IN THE HERITAGE AT MILLENNIUM PARK CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

PART OF LOTS 1 TO 6, INCLUSIVE, IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 16, 2004 AS DOCUMENT NUMBER 0435103109, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 16, 2004 AS DOCUMENT NUMBER 0435103107 FOR INGRESS AND EGRESS, FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF FACILITIES, ENCROACHMENTS, COMMON WALLS, UTILITIES AND PERMANENT CANOPY OVER THE LAND DESCRIBED HEREIN.

GRANTOR ALSO HEREBY GRANTS TO GRANTEEES AND GRANTEEES' SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Current non-delinquent real estate taxes and taxes for subsequent years;
2. the Illinois Condominium Property Act;
3. the Declaration;
4. Declaration of Covenants, Conditions, Restrictions and Easements;
5. applicable zoning, planned unit development and building laws, ordinances and restrictions;
6. leases and licenses affecting the common elements;
7. public and utility easements and covenants, conditions and restrictions of record;
8. title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Grantor shall so remove at that time by using funds to be paid upon delivery of the Deed;
9. matters insured over by Near North National Title Corporation;
10. rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for alleys, roads and highways, if any; and
11. Acts done or suffered by Grantee.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: April 3, 2023

SIGNATURE: Joyce E. Chelberg
GRANTOR or AGENT

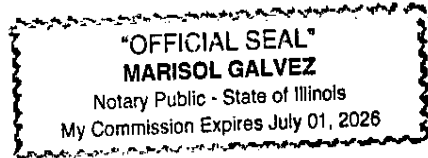
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Marisol Galvez
Joyce E. Chelberg as Successor Trustee of

By the said (Name of Grantor): the Bruce S. Chelberg 1993 Trust dated 5/27/1993 **AFFIX NOTARY STAMP BELOW**

On this date of: April 3, 2023

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: April 3, 2023

SIGNATURE: Joyce E. Chelberg
GRANTEE or AGENT

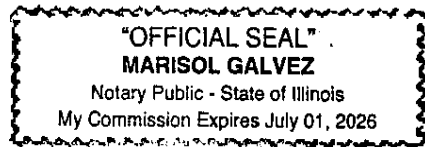
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Marisol Galvez
Joyce E. Chelberg as Trustee of the Joyce E.

By the said (Name of Grantee): Chelberg 1993 Trust dated 5/27/1993 **AFFIX NOTARY STAMP BELOW**

On this date of: April 3, 2023

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a CLASS C MISDEMEANOR for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)